

# COUNTY OF SAN DIEGO TRACT 5607

## ENVIRONMENTAL LOG NO. 98-19-013B

### OTAY 250

## PRELIMINARY GRADING PLAN

#### LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

TOGETHER WITH THE SOUTHWEST QUARTER, AND THE WEST 330 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 25, TOWNSHIP 18 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THE FOLLOWING: THE WESTERLY 30 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER.



BIORETENTION BASIN DATA		
Basin Num.	Min. Bioretention Area (S.F.)	Min. Surface Volume (C.F.)
BR-1	17,889	78,980
BR-2	7,248	19,660
BR-3	10,229	16,260
BR-4	20,820	40,700
BR-5	32,220	84,520
BR-6	12,425	18,750
BR-7	4,258	6,120

#### WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE CURRENT SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF SAN DIEGO AND THE CURRENT EDITIONS OF THE FOLLOWING DOCUMENTS:

##### STANDARD SPECIFICATIONS:

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK" INCLUDING THE REGIONAL AND COUNTY OF SAN DIEGO SUPPLEMENT AMENDMENT.
- SAN DIEGO COUNTY GRADING ORDINANCE.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES".
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS.

##### STANDARD DRAWINGS:

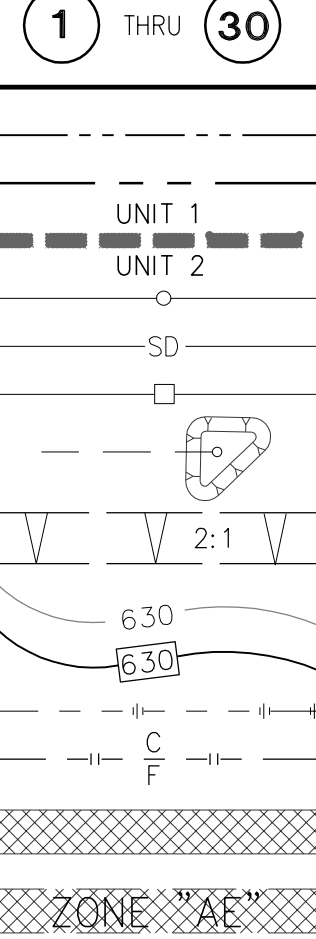
- SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLAN.
- WATER AGENCIES'S STANDARD DRAWINGS (WAS).

#### LEGEND

##### DESCRIPTION

- PROPOSED LOT NUMBER
- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED UNIT BOUNDARY LINE
- PROPOSED SEWER MAIN W/MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN INLET OR CLEANOUT
- PROPOSED COLLECTION BASIN & RISER (DETENTION BASIN CONTROL STRUCTURE)
- PROPOSED SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DAYLIGHT LINE
- PROPOSED CUT/FILL TRANSITION LINE

##### SYMBOL



#### EROSION AND SEDIMENT CONTROL MEASURES NOTES:

- ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION. TWO GRAVEL BAGS BELOW THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES.
- AFTER UTILITY TRENCHES ARE BACK FILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHT TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
- ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE END OF THE DRIVEWAY APRON OF ALL DRIVEWAYS DRAINING INTO THE STREET.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS.
- PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS, VELOCITY CHECK DAMS SHALL BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIAL APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.
- GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
- ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM. IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
- ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES: I.E., COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.
- PHYSICAL STABILIZATION THROUGH USE OF GEOTEXTILES, MATS, FIBER ROLLS (SS-7 OR ESC20), BONDED FIBER MATRIX OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR NOTE 15.
- VEGETATION STABILIZING USING HYDROSEED (SS-4 OR ESC10) OR ACCEPTABLE LANDSCAPING MAY BE USED ONLY MAY 1 TO AUGUST 15. VEGETATION PROPOSED TO STABILIZE SLOPES MUST BE INSTALLED BY AUGUST 15, WATERED AND ESTABLISHED PRIOR TO OCTOBER 1. THE PROPERTY OWNER OR AUTHORIZED AGENT SHALL SHOW ON THE PLAN A CONTINGENCY PHYSICAL BMP TO BE INSTALLED BY OCTOBER 1 IF HYDROSEED ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. IF LANDSCAPING IS PROPOSED, EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION SHALL HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATIVE COVERAGE OF 70 PERCENT OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.
- ALL MANUFACTURED SLOPES AND CLEARED SLOPES OF 3 TO 1 (HORIZONTAL TO VERTICAL) AND STEEPER ARE TO BE PROTECTED WITH A BMP APPROVED BY THE COUNTY OF SAN DIEGO, AS DESCRIBED IN NUMBER 16 ABOVE. CLEARED SLOPES FLATTER THAN 3 TO 1 MUST STILL BE PROTECTED FROM EROSION USING EITHER AN APPROVED BMP OR BY USING HYDROMULCH WITH A GUAR BINDER. FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH FIELDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS-7 OR ESC20), OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS-5), TEMPORARY SEEDING (SS-4), MULCH/WOOD CHIPS (SS-5, SS-6, SS-8), OR JUTE MATTING (SS-7). THE COUNTY MAY REDUCE THIS REQUIREMENT FOR FLAT AREAS AND THE BELOW REQUIREMENT, PROVIDED FULL SEDIMENT CONTROL IS MAINTAINED THROUGHOUT CONSTRUCTION AND MAINTAINED DESILTATION BASINS (SC-2) AT ALL PROJECT DISCHARGE POINTS.
- AREAS OF GRADED PADS THAT HAVE ACTIVE STRUCTURE CONSTRUCTION UNDERWAY MAY BE PROTECTED BY ROLLED PLASTIC AS PART OF A WEATHER-TRIGGERED ACTION PLAN UNTIL THE STRUCTURE'S ROOF HAS BEEN COMPLETED. THE REMAINDER OF THE PAD AREA MUST CONTINUE TO BE PROTECTED USING EROSION CONTROL MEASURES IDENTIFIED ABOVE.
- UNPAVED ROADS ARE EXEMPT FROM THE 100% PROTECTION REQUIREMENTS BUT SHALL HAVE APPROPRIATE BMP'S INSTALLED SUCH AS GRAVEL BAG CHEVRONS.

#### GENERAL NOTES (PRELIMINARY GRADING)

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS/PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- THIS "PRELIMINARY GRADING PLAN" DOES NOT CONSTITUTE A CONSTRUCTION DOCUMENT. A FINAL GRADING PLAN, PREPARED (TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS) IN ACCORDANCE WITH COUNTY GRADING ORDINANCE SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS. APPROVAL OF THE FINAL GRADING PLAN SHALL BE REQUIRED AND GRADING PERMIT ISSUED PRIOR TO ANY WORK IN THE FIELD.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DIRECTOR OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES OVER 3 FEET IN HEIGHT SHALL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- A SOILS REPORT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING AND/OR BUILDING PERMIT.
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE DIRECTOR OF PUBLIC WORKS APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATIONS FOR STRUCTURES. TO BE PLACED ON THE AREA COVERED BY THESE PLANS, NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF DPW.
- ALL SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE PRELIMINARY GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY. WITHOUT SURVEYING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SLIDING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN, THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, 0-75 UNLESS SHOWN OTHERWISE ON THESE PLANS.
- SLOPE RATIOS: DEVIATING FROM THESE RATIOS WILL REQUIRE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. FILL - 2:1 AFTER REVIEW OF A REPORT FROM A SOILS ENGINEER.
- EARTHWORK QUANTITIES: CUT: 1,350,000 CY FILL: 1,350,000 CY NET: 0 CY A SEPARATE PERMIT MUST BE OBTAINED FOR WASTE OR IMPORT AREA. GRADING QUANTITIES ARE APPROXIMATE AND ARE PROVIDED HEREON FOR PERMIT PURPOSES ONLY. QUANTITIES ARE BASED ON THE DIFFERENCE BETWEEN THE EXISTING SURFACES AND PROPOSED PAID/SUBGRADE SURFACES. VARIATIONS DUE TO LOSS FROM CLEARING AND GRUBBING, STRIPPING, SHRINKAGE, SWELL, UNSUITABLE MATERIAL & REMEDIAL GRADING ARE NOT CONSIDERED NOR FACTORED INTO THESE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES WITH THEIR OWN VOLUME CALCULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN INDEPENDENT QUANTITY AND MATERIAL TAKE OFFS AND CONSTRUCT THE DESIGN INDICATED ON THESE DRAWINGS, PROJECT TO BE BID BASED ON CONTRACTOR'S OWN ESTIMATES.
- SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.

#### ADVISORY NOTE ON STORMWATER OBLIGATIONS:

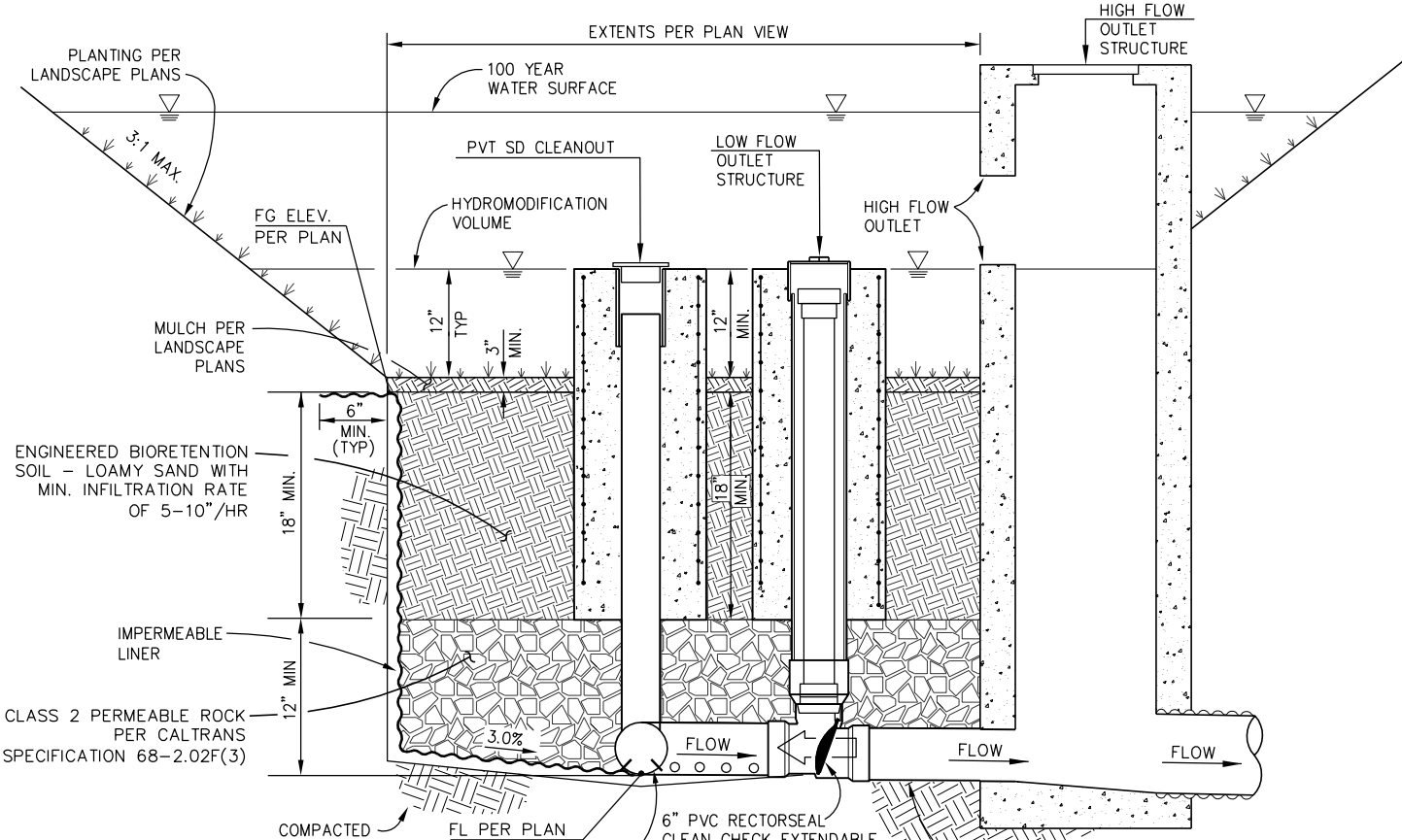
- THE ACTIVITIES SHOWN ON THE PLANS ARE SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD AND MUST ALSO COMPLY WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY MUNICIPAL STORM WATER PERMIT. THIS INCLUDES REQUIREMENTS FOR MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON PROJECT CONSTRUCTION SITES. THE PERMITTEES OF OPERATIONS SHOWN ON THESE PLANS ARE OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE PERMITTEE SHALL ALSO KEEP A COPY OF THE SWPPP (STORM WATER POLLUTION PREVENTION PLAN) ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.
- DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY CONTROLLED BY THE PROPERTY OWNER OR AUTHORIZED AGENT IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
- NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 10 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.

#### BENCH MARK

BRASS DISK STAMPED "JUN 154 1969" LOCATED 3.09 MILES EAST ALONG OTAY MESA ROAD FROM INTERSECTION OF OTAY VALLEY ROAD, 20.5' SOUTH OF CENTERLINE OF OTAY MESA ROAD AND ABOUT 170' EAST OF CENTERLINE INTERSECTION OF HARVEST ROAD. STEEL FENCEPOST MARKER LIES 1' SOUTH OF DISK. RECORD FROM COUNTY OF SAN DIEGO VERTICAL CONTROL RECORD. ELEVATION: 541.10 DATUM: U.S.C. & G.S., M.S.L.

#### HYDROMODIFICATION BIORETENTION PLANTER

##### TYPICAL SECTION



REVISIONS	BY

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## PRELIMINARY GRADING PLAN

## COUNTY OF SAN DIEGO TRACT 5607

### OTAY 250

## COUNTY OF SAN DIEGO, CALIFORNIA

Date: JULY 17, 2015  
Scale: AS SHOWN  
Job: 14009.01  
Sheet

**C-3**  
3 of 17 Sheets